

**MANAGEMENT CERTIFICATE
OF
WILSON CREEK MEADOWS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Wilson Creek Meadows Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Wilson Creek Meadows.
2. The name of the Association: Wilson Creek Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Wilson Creek Meadows, recorded as Document No. 20211011002672130, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Wilson Creek Meadows Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Neighborhood Management, Inc.
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.:
Attn.: Jenn Barnes
Telephone Number: (972) 359-1548
Email Address: managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Refinance Fee - \$150.00

Rush Fee \$75.00

Resale Updates: Free up to 14 days. Update from 14 to 180 days - \$100.00 + \$5.00
Homewise Fee.

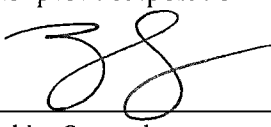
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

Unofficial

EXECUTED to be effective on the date this instrument is Recorded.

**WILSON CREEK MEADOWS RESIDENTIAL COMMUNITY,
INC.,**
a Texas nonprofit corporation

By: 
Name: Bobby Samuel
Title: Vice President

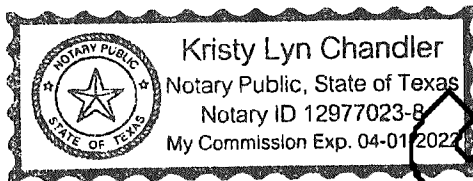
STATE OF TEXAS

COUNTY OF Collin

§
§
§

This instrument was acknowledged before me on the 5 day of October, 2021, by Bobby Samuel, the President of Wilson Creek Meadows Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wilson Creek Meadows, recorded as Document No. 20211011002072130, in the Official Public Records of Collin County, Texas.
2. Wilson Creek Meadows Community Manual, recorded as Document No. 20211011002077370, in the Official Public Records of Collin County, Texas.
3. Wilson Creek Meadows Adoption of Working Capital Assessment, recorded as Document No. 20211011002077380, in the Official Public Records of Collin County, Texas.
4. Notice of Plat Recordation – Wilson Creek Meadows [Phases 1 and 2], recorded as Document No. 20211130002429160, in the Official Public Records of Collin County, Texas.

Unofficial



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/01/2021 08:23:16 AM
\$38.00 TBARNETT
20211201002434350

Stacey Kemp

ATTACHMENT 1

WILSON CREEK MEADOWS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE